

RANCHO LA HABRA SPECIFIC PLAN

DRAFT ENVIRONMENTAL IMPACT REPORT
SCH NO. 2015111045

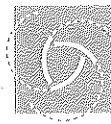
CITY OF LA HABRA
February 2018



Appendix Q Public Service Letters



Metis Environmental Group



VCS Environmental

EXPERT SOLUTIONS | CEQA-NEPA, Biology, Regulatory

April 29, 2015

Dawnna Lawrence, Acting Chief Deputy, Business Operations
Los Angeles County Fire Department
1320 North Eastern Avenue
Los Angeles, CA 90063

Subject: Westridge Residential Development Project

Dear Chief Lawrence:

VCS Environmental (VCS) has been retained to prepare a Draft Environmental Impact Report (EIR) for the Westridge Residential Development Project which, if approved, would result in the development of up to 474 homes, including 264 single-family homes and 210 multi-family residences, on the approximately 151-acre Westridge Golf Course property in the City of La Habra. The project site is located at 1400 S La Habra Hills Drive. The enclosed conceptual site plan illustrates the proposed project design, including vehicular ingress/egress.

The residential component of the proposed project encompasses approximately 60 acres (40 percent) of the total 151 acres of the project site resulting in an overall density of 3.14 dwelling units per acre. The remaining nearly 91 acres (60 percent) are proposed to accommodate a variety of public and private open space and recreation uses, including a Public Community Center and park, a linear park, public park and picnic area, and open space/habitat.

A Notice of Preparation (NOP) will be sent to the Los Angeles County Fire Department (Department) soliciting comments for inclusion in the Draft EIR. In addition, in order to adequately address potential impacts of the proposed project to Department facilities, specifically Stations 194 and 193 adjacent to and within the City of La Habra, and to any other surrounding areas. I am requesting information related to policies of the Department and related to operations of facilities that would serve the project:

1. Which Department fire station would be the first responding station to a fire at the project site? What are the back-up stations? Please provide addresses and distances to the project site.
2. What are the manpower and equipment allocations at each of those fire stations? Are these allocations adequate to meet the minimum acceptable service standards? If not, please explain.
3. What is the Department's standard for emergency response times by fire and paramedic units?
4. What are the emergency response times from each of the responding fire stations to the project site?

5. Is the Department proposing to construct new fire stations in the vicinity of the Project site in the future? If so, please describe the location, timing, and effect on the agency's level of service.
6. Would implementation of the proposed residential development adversely affect the Department's ability to provide an adequate level of protection (e.g., increased response time, inadequate manpower and/or equipment, etc.) not only to the proposed project but also within the service area?
7. Is the project site located within a "high fire hazard" area? If so, please describe the requirements that would be imposed on the project to address the potential impacts that may be anticipated.
8. What "standard conditions" related to fire protection/emergency access and response would be applied to the project by the Department (e.g. site plan review, payment of impact fees, etc.)?
9. Would the proposed project, when considered with all other approved and/or planned development within the City's jurisdiction, result in a significant "cumulative" impact to the Department's ability to continue to provide an adequate level of fire protection? If so, please describe the nature and extent of these impacts.
10. If either project-related or cumulative impacts would occur, what mitigation measures would be required of the project applicant to reduce these impacts to a less than significant level?

I would greatly appreciate receiving this information for inclusion into the Draft EIR by **May 29, 2015**, if possible, in order to incorporate the information and submit the screencheck EIR to the City of La Habra for review and comment, after which it would be distributed for public review and comment.

Please contact me at eturner@vcsenvironmental.com or 949.489.2700 extension 216 should you have any questions or need additional information.

Sincerely,



Eric Turner
Assistant Project Manager

Enclosures (1):

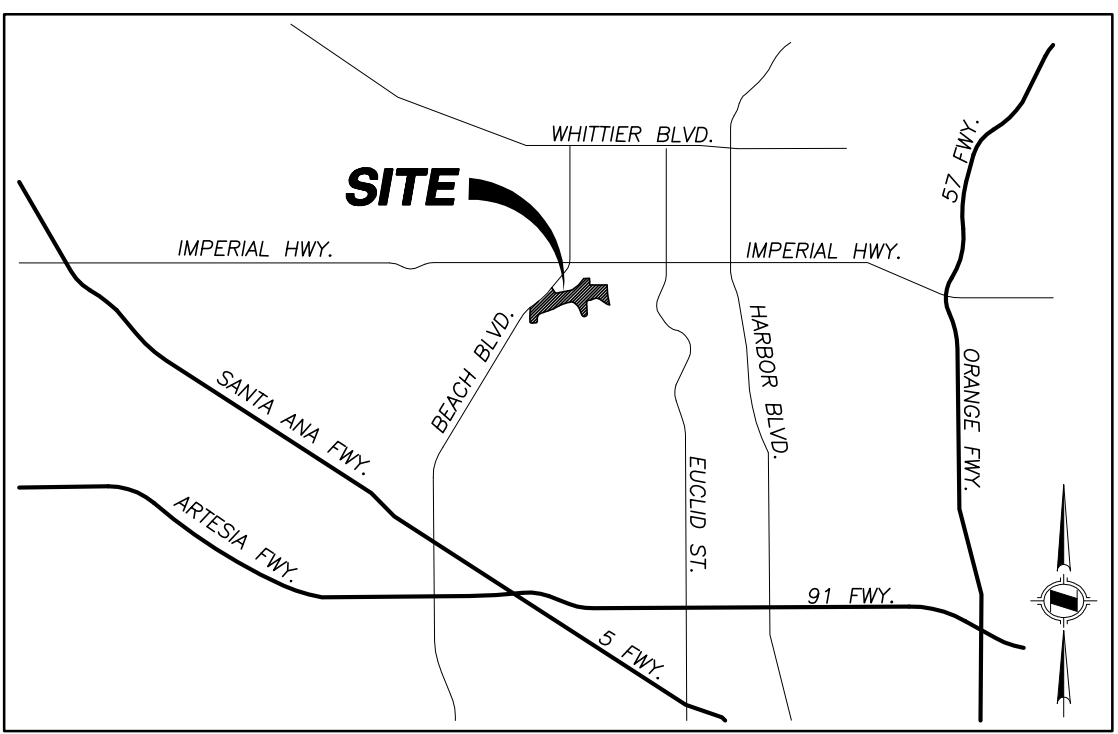
- Conceptual Site Plan

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PROPOSED STREET SECTIONS

EXISTING STREET SECTIONS

VICINITY MAP



NOTES

- EXISTING LAND USE: LA HABRA HILLS S.P. (GOLF COURSE)
- PROPOSED LAND USE: LA HABRA HILLS S.P. (RESIDENTIAL)
- EXISTING ZONING: LA HABRA HILLS S.P. (GOLF COURSE)
- PROPOSED ZONING: LA HABRA HILLS S.P. (RESIDENTIAL)
- SANITARY SEWER SERVICE BY CITY OF LA HABRA
- DOMESTIC WATER SERVICE BY CITY OF LA HABRA
- PROPOSED DEVELOPMENT IS WITHIN THE LA HABRA SCHOOL DISTRICT.
- ALL UTILITIES SHALL BE UNDERGROUND.
- DOMESTIC WATER - CITY OF LA HABRA
- SANITARY SEWER - SOUTHERN CALIFORNIA Edison
- GAS - THE GAS COMPANY
- GRADED SLOPES SHALL BE 2:1 UNLESS OTHERWISE SHOWN.
- CONTOURS FROM AERIAL TOPO, FLOW AND COMPILED BY RT. LUNG.
- SOILS ENGINEER: LOR. GEOTECHNICAL, INC.
- 131 CALLE KLESA, SUITE 200
SAN CLEMENTE, CA 92672

LEGEND

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- MSE WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION
- FIRE HYDRANT
- ABANDONED OIL WELL

LAND USE SUMMARY:

LOT	ACREAGE	LAND USE
1-264	33.2	SINGLE FAMILY RESIDENTIAL
265-270	10.0	MULTI-FAMILY CLUBHOUSE
271-272	2.8	ENTRY GATES/ROADS
273	1.8	CLUBHOUSE
274	0.5	OVERFLOW VALET PARKING
275	88.5	OPEN SPACE LOTS
000-000	16.0	STREETS
TOTAL	150.8	

VALET PARKING SUMMARY:

LOT "W" (PARALLEL SPOTS)	= 48
LOT 274 (OVERFLOW SPOTS)	= 69
POTENTIAL OFF-SITE PARKING	= 20
TOTAL	= 137

EARTHWORK SUMMARY:

CUT	3,181,535 CYS
FILL	3,181,535 CYS
BALANCED	

LEGAL DESCRIPTION

A portion of Parcel 1 of Lot Line Adjustment No 02-02 in the City of La Habra, County of Orange, State of California, per instrument No 020300121343 of Official Records.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE	REVISION	BY

DATE 03/11/15
W.O. 0252-93

GROSS AREA 150.8 AC ±

CONTOUR INTERVAL 5'

NUMBER LOTS 274

LETTER LOTS 67

PROPERTY OWNER:

02 SKY, INC.
1400 S. LA HABRA HILLS DR.
LA HABRA, CA
90631-6998

PREPARED FOR:

STANDARD PACIFIC
HOMES
15360 BARRANCA PARKWAY
IRVINE, CA
92618

PH: (949) 789-1600

PREPARED BY:

H & A
HUNSAKER & ASSOCIATES
IRVINE, CA
PLANNING • ENGINEERING • SURVEYING
Three Hughes Irvine, CA 92618
P.O. Box 583079 Irvine, CA 92618-3079

VESTING TENTATIVE TRACT NO. 17845

PARCEL MAP NO. 2000-140
PMB 325/7-19

TRACT NO. 9591
MM 408/47-48

TRACT NO. 15030
MM 766/20-34

TRACT NO. 15031
MM 766/35-46

RESIDENTIAL SUMMARY

55x90 GROSS

Lot No.	S.F.	Lot No.	S.F.
1	7,560	41	8,000
2	6,362	42	8,000
3	6,102	43	8,000
4	7,413	44	8,000
5	6,258	45	8,000
6	6,356	46	8,000
7	6,096	47	8,000
8	6,356	48	8,000
9	5,297	49	8,000
10	6,111	50	8,000
11	6,460	51	8,000
12	6,356	52	8,000
13	6,356	53	8,000
14	6,356	54	8,000
15	6,356	55	8,000
16	6,356	56	8,000
17	6,356	57	8,000
18	6,356	58	8,000
19	6,356	59	8,000
20	6,356	60	8,000
21	6,356	61	8,000
22	6,356	62	8,000
23	6,356	63	8,000
24	6,356	64	8,000
25	6,356	65	8,000
26	6,356	66	8,000
27	6,356	67	8,000
28	6,356	68	8,000
29	6,356	69	8,000
30	6,356	70	8,000
31	6,356	71	8,000
32	6,356	72	8,000
33	6,356	73	8,000
34	6,356	74	8,000
35	6,356	75	8,000
36	6,356	76	8,000
37	6,356	77	8,000
38	6,356	78	8,000
39	6,356	79	8,000
40	6,356	80	8,000
41	6,356	81	8,000

TOTAL: 530,208 S.F.
12.2 AC.
AVERAGE: 6,466 S.F.

47x70 GROSS

Lot No.	S.F.	Lot No.	S.F.
83	4,120	121	3,384
84	4,120	122	3,384
85	3,914	123	3,384
86	3,914	124	3,384
87	3,914	125	3,384
88	3,914	126	3,384
89	3,914	127	3,384
90	3,914	128	3,384
91	3,914	129	3,384
92	3,914	130	3,384
93	3,914	131	3,384
94	3,914	132	3,384
95	3,914	133	3,384
96	3,914	134	3,384
97	3,914	135	3,384
98	3,914	136	3,384
99	3,914	137	3,384
100	3,914	138	3,384
101	3,914	139	3,384
102	3,914	140	3,384
103	3,914	141	3,384
104	3,914	142	3,384
105	3,914	143	3,384
106	3,914	144	3,384
107	3,914	145	3,384
108	3,914	146	3,384
109	3,914	147	3,384
110	3,914	148	3,384
111	3,914	149	3,384
112	3,914	150	3,384
113	3,914	151	3,384
114	3,914	152	3,384
115	3,914	153	3,384
116	3,914	154	3,384
117	3,914	155	3,384
118	3,914	156	3,384
119	3,914	157	3,384
120	3,914	158	3,384
121	3,914	159	3,384
122	3,914	160	3,384

TOTAL: 355,430 S.F.
8.2 AC.
AVERAGE: 4,443 S.F.

50x80 GROSS

Lot No.	S.F.	Lot No.	S.F.
161	4,120	200	4,120
162	4,120	201	4,120
163	4,120	202	4,120
164	4,120	203	4,120
165	4,120	204	4,120
166	4,120	205	4,120
167	4,120	206	4,120
168	4,120	207	4,120
169	4,120	208	4,120
170	4,120	209	4,120
171	4,120	210	4,120
172	4,120	211	4,120
173	4,120	212	4,120
174	4,120	213	4,120
175	4,120	214	4,120
176	4,120	215	4,120
177	4,120	216	4,120
178	4,120	217	4,120
179	4,120	218	4,120
180	4,120	219	4,120
181	4,120	220	4,120
182	4,120	221	4,120
183	4,120	222	4,120
184	4,120	223	4,120
185	4,120	224	4,120
186	4,120	225	4,120
187	4,120	226	4,120
188	4,120	227	4,120
189	4,120	228	4,120
190	4,120	229	4,120
191	4,120	230	4,120
192	4,120	231	4,120
193	4,120	232	4,120

TOTAL: 557,784 S.F.
12.8 AC.
AVERAGE: 4,808 S.F.

MULTI-FAMILY

Lot No.	S.F.	Lot No.	S.F.
265	25,636	270	121,844
266	25,636	271	121,844
267	25,636	272	121,844
268	25,636	273	121,844
269	25,636	274	121,844
270	25,636	275	121,844

TOTAL: 436,534 S.F.
10.0 AC.
AVERAGE: 72,756 S.F.

OPEN SPACE SUMMARY

Lot No.	S.F.	Acres	Lot No.	S.F.	Acres
275	76,008	1.75	281	7,281	0.17
276	19,492	0.45	CC	86,509	1.99
277	19,492	0.45	CC	86,509	1.99
B	19,541.3	0.45	EE	22,984	0.53
C	53,193	1.22	FF	63,624	1.46
D	53,193	1.22	GG	63,624	1.46
E	17,306	0.41	HH	7,019	0.16
F	53,082	1.22	II	89,076	2.04
G	53,082	1.22	JJ	89,076	2.05
H	15,556	0.36	KK	31,824	0.73
I	41,877	0.96	LL	24,436	0.56
J	41,877	0.96	MM	24,436	0.56
K	159,664	3.66	NN	190,559	4.37
L	23,833	0.55	OO	38,226	0.88
M	23,833	0.55	PP	38,226	0.88
N	61,732	1.42	QQ	28,926	0.66
O	92,284	2.13	RR	22,411	0.51
P	92,284	2.13	SS	22,411	0.51
Q	163,565	3.76	TT	9,823	0.23
R	36,820	0.85	UU	30,000	0.69
S	36,820	0.85	VV	30,000	0.69
T	10,758	0.25	WW	23,551	0.54
U	11,009	0.25	XX	35,832	0.81
V	11,009	0.25	YY	35,832	0.81
W	36,207	0.83	ZZ	545,552	12.52
X	85,611	1.95	AAA	28,255	0.65
Y	25,044	0.58	BBB	25,044	0.58
Z	25,044	0.47	CCC	504,883	11.59

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COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

May 26, 2015

Eric Turner, Assistant Project Manager
City of La Habra
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Dear Mr. Turner:

INITIAL STUDY OF A DRAFT ENVIRONMENTAL IMPACT REPORT, "WESTRIDGE RESIDENTIAL DEVELOPMENT PROJECT", DEVELOPMENT OF UP TO 474 HOMES, INCLUDING 264 SINGLE-FAMILY HOMES AND 210 MULTI-FAMILY RESIDENCES, ON THE APPROXIMATELY 151-ACRE WESTRIDGE GOLD COURSE PROPERTY, 1400 SOUTH LA HABRA HILLS DRIVE, LA HABRA (FFER 201500085)

The Initial Study of a Draft Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. Which Department Fire station would be the first responding station to a fire at the project site? What are the back-up stations? Please provide addresses and distances to the project site.

Fire Station 194, located at 13540 South Beach Boulevard, La Mirada, CA 90631, is the jurisdictional station (1st-due) for the project site. It is approximately 1 mile from the project site and is estimated to have an emergency response time of 3:20 minutes.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLEN DORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Fire Station 193, located at 1000 Risner Way, La Habra, CA 90631, is the (2nd-due) for the project site. It is approximately 1.3 miles from the project site and is estimated to have an emergency response time of 4:20 minutes.

2. What are the manpower and equipment allocations at each of those fire stations? Are these allocations adequate to meet the minimum acceptable service standards? If not, please explain.

Fire Station 194 is staffed with a 4-person assessment engine company (1 Fire Captain, 1 Fire Fighter Specialist, 1 Fire Fighter/Paramedic and 1 Fire Fighter).*

Fire Station 193 is staffed with a 3-person assessment engine company (1 Fire Captain, 1 Fire Fighter Specialist and 1 Fire Fighter/Paramedic).*

Yes, existing resources are well within the Fire Department's service standards.

**(An assessment engine company is an engine company with some limited paramedic capabilities).*

3. What is the department's standard for emergency response times by fire and paramedic units.

The Fire Department uses national guidelines of a 5-minute response time for the 1st-arriving unit for fire and EMS responses and 8 minutes for the advanced life support (paramedic) unit in urban areas.

4. What are the emergency response times from each of the responding fire station to the project site?

See response to Question No. 1.

5. Is the Department proposing to construct new fire stations in the vicinity of the Project site in the future? If so, please describe the location, timing, and effect on the agency's level of service.

No, at this time there are no plans to construct a new fire facility within the project area.

6. Would implementation of the proposed residential development adversely affect the Department's ability to provide an adequate level of protection (e.g., increased

response time, inadequate manpower and/or equipment, etc.) not only to the proposed project but also within the service area?

While each additional development does create a greater demand on existing resources, this project is expected to have a less than significant effect on Fire Department services.

7. Is the project site located within a "high fire hazard" area? If so, please describe the requirements that would be imposed on the project to address the potential impacts that may be anticipated.

To be answered by Forestry Division.

8. What "standard conditions" related to fire protection/emergency access and response would be applied to the project by the Department (e.g. site plan review, payment of impact fees, etc.)?

To be answered by Land Development Unit.

9. Would the proposed project, when considered with all other approved and/or planned development within the City's jurisdiction, result in a significant "cumulative" impact to the Departments ability to continue to provide an adequate level of fire protection? If so, please describe the nature and extent of these impacts.

Fire protection serving the area appears to be adequate for the existing development/land use. While each additional development creates greater demands on existing resources and there are other smaller projects within the City's jurisdiction, the cumulative impact of these projects appears to have a less than significant impact on fire protection services.

10. If either project-related or cumulative impacts would occur, what mitigation measures would be required of the project applicant to reduce these impacts to a less than significant level?

The effects of new development are evaluated on a case by case basis and mitigation measures may differ. However, this project is expected to have a less than significant impact.

LAND DEVELOPMENT UNIT:

1. The County of Los Angeles Fire Department's Land Development Unit's comments are general requirements. Specific fire and life safety requirements and conditions set during the environmental review process will be addressed and conditions set at the building and fire plan check phase. Once the official plans are submitted for review there may be additional requirements.
2. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic and emergency response issues.
3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.
4. Every building constructed shall be accessible to Fire Department's apparatus by way of access roadways with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.
5. When involved with subdivision in a city contracting fire protection with the County of Los Angeles Fire Department, Fire Department's requirements for access, fire flows, and hydrants are addressed during the subdivision tentative map stage.
6. Submit proposals for all street vacations (closures) to the County of Los Angeles Fire Department's Land Development Unit for review and approval. The proposal shall be submitted through the City Department of Public Works.
7. Fire sprinkler systems are required in all residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.
8. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be determined per the County of Los Angeles Fire Code Appendix B Table B105.1.

9. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.
 - c) Additional hydrants will be required if hydrant spacing exceeds specified distances.
 - d) When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and midblock.
 - e) A cul-de-sac shall not be more than 500 feet in length when serving land zoned for commercial use.
10. Non-Residential Turning Radius-Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
11. Non-Residential Access - Provide a minimum unobstructed width of 28 feet exclusive of shoulders except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department's vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department's vehicular access road is more than 30 feet high or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department's vehicular access on the site plan and clearly depict the required width.
12. Non Residential Access Widths - Driveway width for non-residential developments shall be increased when any of the following conditions will exist:

- a) Provide 34 feet in-width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.
 - b) Provide 42 feet in-width, when parallel parking is allowed on each side of the access roadway/driveway.
 - c) Any access way less than 34 feet in-width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
13. High Density Residential Fire Flow - The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be determined by the County of Los Angeles Fire Code Appendix B Table B105.1.
14. High Density Residential Hydrant Requirements-Fire hydrant spacing shall be 300 feet and shall meet the following requirements:
- a) No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.
 - b) No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.
 - c) When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and midblock.
 - d) Additional hydrants will be required if the hydrant spacing exceeds specified distances.
15. High Density Residential Turning Radius - Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.

16. High Density Residential Access - Provide a minimum unobstructed width of 28 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance "clear o sky" Fire Department's vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building when the height of the building above the lowest level of the Fire Department's vehicular access road is more than 30 feet high or the building is more than three stories. The access roadway shall be located a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official. Fire Code 503.1.1 and 503.2.2. Cross hatch the Fire Department's vehicular access on the site plan and clearly depict the required width.
17. High Density Residential Access Widths - The 28 feet in width shall be increased to:
 - a) 34 feet in width when parallel parking is allowed on one side of the access way.
 - b) 36 feet in width when parallel parking is allowed on both sides of the access way.
 - c) Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map and final building plans.
 - d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.
18. High Density Residential Net Acre - When serving land zoned for residential uses having a density of more than four units per net acre:
 - a) A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.
 - b) The length of the cul-de-sac may be increased to 1000 feet if a minimum of 36 feet in width is provided.

- c) A Fire Department approved turning area shall be provided at the end of a cul-de-sac.
- 19. Single Family Dwelling Fire Flow - Single family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.
- 20. Single Family Dwelling Hydrant Requirement - Fire hydrant spacing shall be 600 feet and shall meet the following requirements:
 - a) No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.
 - b) No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.
 - c) When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and midblock.
 - d) Additional hydrants will be required if hydrant spacing exceeds specified distances.
- 21. Single Family Dwelling Turnaround - A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in-length and at the end of all cul-de-sacs.
- 22. Single Family Dwelling Access - Fire Department's access shall provide a minimum unobstructed width of 20 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit.
- 23. Single Family Dwelling Access Widths - Streets or driveways within the development shall be provided with the following:

- a) Provide 36 feet in width on all streets where parking is allowed on both sides.
- b) Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.
- c) Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.
- d) For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.

24. All access devices and gates shall meet the following requirements:

- a) Any single gated opening used for ingress and egress shall be a minimum of 26 feet in-width, clear-to-sky.
- b) Any divided gate opening (when each gate is used for a single direction of travel i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
- c) Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
- d) All limited access devices shall be of a type approved by the Fire Department.
- e) Gate plans shall be submitted to the Fire Department prior to installation. These plans shall show all locations, widths, and details of the proposed gates.

25. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review prior to implementation.

Eric Turner, Assistant Project Manager

May 26, 2015

Page 10

26. Disruptions to water service shall be coordinated with the County of Los Angeles Fire Department and alternate water sources shall be provided for fire protection during such disruptions.
27. If additional public fire hydrants are required submit three sets of water plans to the County of Los Angeles Fire Department's Land Development Unit. The plans must show all proposed changes to the fire protection water system such as fire hydrant locations and main sizes. The plans shall be submitted through the local water company. All required fire hydrants will be plotted by the Fire Department.
28. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department's Land Development Unit's Claudia Soiza at (323) 890-4243.
29. The County of Los Angeles Fire Department's Land Development Unit appreciates the opportunity to comment on this project.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department advises that prior to commencement of onsite ground-disturbing activities, the Applicant shall assess the project site soils for the presence of potential agricultural chemicals (e.g., insecticides, pesticides, and/or herbicides) that are typically associated with irrigated landscapes (such as golf courses) and evaluate the site for environmental impacts from potential onsite and/or nearby petroleum oil wells and associated piping. If the project site is significantly impacted by agricultural chemicals and/or oil wells (including associated methane gas and petroleum hydrocarbon impacts), then the site should be further assessed and/or mitigated under environmental oversight of authorized government agencies, and a clearance letter and/or a "No Further Action" (closure) letter should be obtained prior to the City's issuance of a grading permit.

Eric Turner, Assistant Project Manager
May 26, 2015
Page 11

If you have any additional questions, please contact this office at (323) 890-4330.

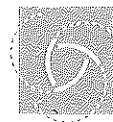
Very truly yours,

A handwritten signature in black ink, appearing to read 'Kevin T. Johnson', with a stylized flourish at the end.

KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

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VCS Environmental

EXPERT SOLUTIONS | CEQA-NEPA . Biology . Regulatory

May 28, 2015

Jerry Price, Chief
City of La Habra Police Department
150 North Euclid Street
La Habra, CA 90631

Subject: Westridge Residential Development Project

Dear Chief Price:

VCS Environmental (VCS) has been retained to prepare a Draft Environmental Impact Report (EIR) for the Westridge Residential Development Project which, if approved, would result in the development of up to 474 homes, including 264 single-family homes and 210 multi-family residences, on the approximately 151-acre Westridge Golf Course property in the City of La Habra. The project site is located at 1400 S La Habra Hills Drive. The enclosed conceptual site plan illustrates the proposed project design, including vehicular ingress/egress.

The residential component of the proposed project encompasses approximately 60 acres (40 percent) of the total 151 acres of the project site resulting in an overall density of 3.14 dwelling units per acre. The remaining nearly 91 acres (60 percent) are proposed to accommodate a variety of public and private open space and recreation uses, including a Public Community Center and park, a linear park, public park and picnic area, and open space/habitat.

A Notice of Preparation (NOP) will be sent to the City of La Habra Police Department (Department) soliciting comments for inclusion in the Draft EIR. In addition, in order to adequately address potential impacts of the proposed project to the Department's facilities, I am requesting information related to the policies of the Department and related to operations of facilities that would serve the project:

1. What is the location of the existing Police Stations(s) serving the City of La Habra?
2. How is police protection provided in the City (e.g., beats, substations, etc.)?
3. Does the Department have plans to expand or relocate existing Police facilities or construct new Police facilities? If so, please describe those facilities and the timing.
4. What Police facilities would serve the Project site?
5. What is the Department's established "acceptable" personnel-to-population ratio, if one has been established?
6. What is the current personnel-to-population ratio?

7. What is the Department's standard for emergency response times?
8. What are the current response times to emergencies at the project site?
9. What types of crimes occur within the project area?
10. Does the Department require the implementation of standard conditions (e.g., defensible space design, site plan review, payment of impact fees, etc.) for development occurring in the City? If so, please explain.
11. Would the proposed residential development, either individually or cumulatively, result in potentially significant impacts to the Department or adversely affect the Department's ability to provide an adequate level of police/law enforcement service within the City? If so, please explain.
12. If project implementation (i.e., buildout of the residential development) would result in significant impacts to the Department, please identify specific mitigation measures that would be required to reduce the project-related impacts to a less than significant level.

I would greatly appreciate receiving this information for inclusion into the Draft EIR by **June 26, 2015**, if possible, in order to incorporate the information and submit the screencheck EIR to the City of La Habra for review and comment, after which it would be distributed for public review and comment.

Please contact me at eturner@vcsenvironmental.com or 949.489.2700 extension 216 should you have any questions or need additional information.

Sincerely,



Eric Turner
Assistant Project Manager

Enclosures (1):

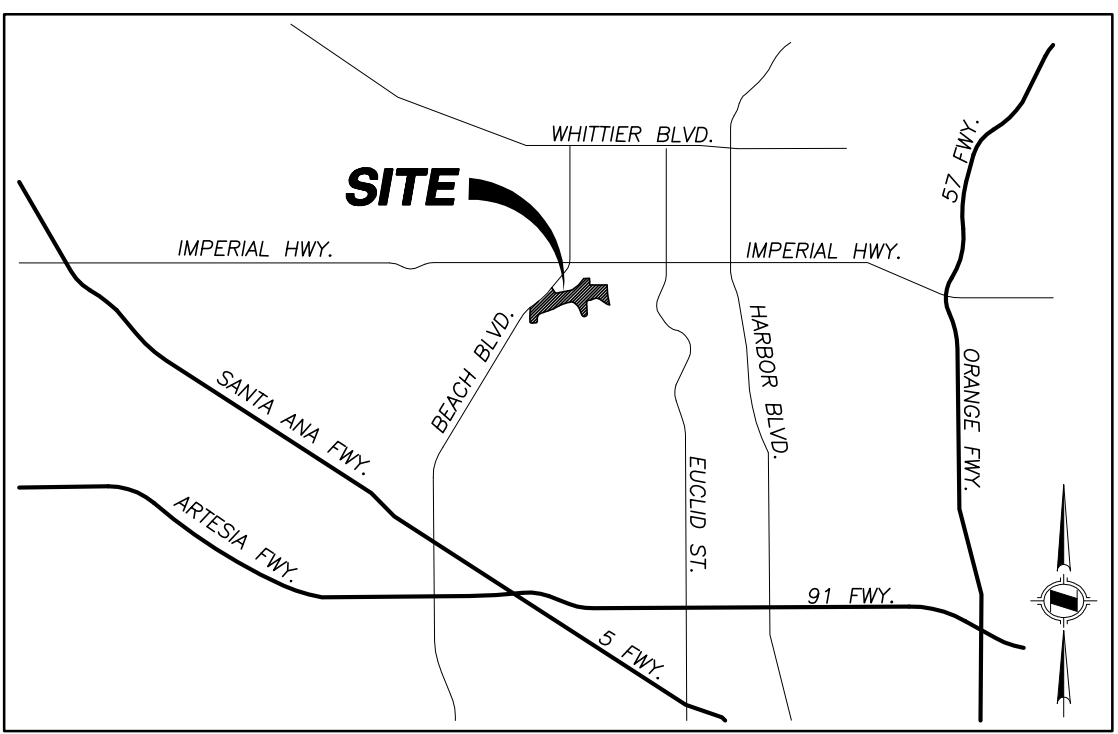
- Conceptual Site Plan

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PROPOSED STREET SECTIONS

EXISTING STREET SECTIONS

VICINITY MAP



NOTES

- EXISTING LAND USE: LA HABRA HILLS S.P. (GOLF COURSE)
- PROPOSED LAND USE: LA HABRA HILLS S.P. (RESIDENTIAL)
- EXISTING ZONING: LA HABRA HILLS S.P. (GOLF COURSE)
- PROPOSED ZONING: LA HABRA HILLS S.P. (RESIDENTIAL)
- SANITARY SEWER SERVICE BY CITY OF LA HABRA
- DOMESTIC WATER SERVICE BY CITY OF LA HABRA
- PROPOSED DEVELOPMENT IS WITHIN THE LA HABRA SCHOOL DISTRICT.
- ALL UTILITIES SHALL BE UNDERGROUND.
- DOMESTIC WATER - CITY OF LA HABRA
- SANITARY SEWER - SOUTHERN CALIFORNIA Edison
- GAS - THE GAS COMPANY
- GRADED SLOPES SHALL BE 2:1 UNLESS OTHERWISE SHOWN.
- CONTOURS FROM AERIAL TOPO, FLOW AND COMPILED BY RT. LUNG.
- SOILS ENGINEER: LOR. GEOTECHNICAL, INC.
- 131 CALLE KLESA, SUITE 200
SAN CLEMENTE, CA 92672

LEGEND

- PROJECT BOUNDARY
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED CONTOUR LINE
- TOP OF SLOPE
- TOE OF SLOPE
- DAYLIGHT LINE
- PROPOSED EASEMENT
- RETAINING WALL
- MSE WALL
- EXISTING CONTOUR
- LOT NUMBER
- PAD ELEVATION
- FIRE HYDRANT
- ABANDONED OIL WELL

LAND USE SUMMARY:

LOT	ACREAGE	LAND USE
1-264	33.2	SINGLE FAMILY RESIDENTIAL
265-270	10.0	MULTI-FAMILY CLUBHOUSE
271-272	2.8	ENTRY GATES/ROADS
273	1.8	CLUBHOUSE
274	0.5	OVERFLOW VALET PARKING
275	88.5	OPEN SPACE LOTS
000-000	16.0	STREETS
TOTAL	150.8	

VALET PARKING SUMMARY:

LOT "W" (PARALLEL SPOTS)	= 48
LOT 274 (OVERFLOW SPOTS)	= 69
POTENTIAL OFF-SITE PARKING	= 20
TOTAL	= 137

EARTHWORK SUMMARY:

CUT	3,181,535 CYS
FILL	3,181,535 CYS
BALANCED	

LEGAL DESCRIPTION

A portion of Parcel 1 of Lot Line Adjustment No 02-02 in the City of La Habra, County of Orange, State of California, per instrument No 0203001271543 of Official Records.

STATEMENT OF OWNERSHIP

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNER OF RECORD HAS KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

DATE	REVISION	BY

DATE 03/11/15

W.O. 0252-93

GROSS AREA 150.8 AC ±

CONTOUR INTERVAL 5'

NUMBER LOTS 274

LETTER LOTS 67

PROPERTY OWNER:

02 SKY, INC.
1400 S. LA HABRA HILLS DR.
LA HABRA, CA
90631-6998

PREPARED FOR:

STANDARD PACIFIC
HOMES
15360 BARRANCA PARKWAY
IRVINE, CA
92618

PH: (949) 789-1600

PREPARED BY:

H & A
HUNSAKER & ASSOCIATES
IRVINE, CA
PLANNING • ENGINEERING • SURVEYING
Three Hughes Irvine, CA 92618
P.O. Box 583079 Irvine, CA 92618-3079

VESTING TENTATIVE TRACT NO. 17845

PARCEL MAP NO. 2000-140
PMB 325/7-19

TRACT NO. 9591
MM 408/47-48

TRACT NO. 15030
MM 766/20-34

TRACT NO. 15031
MM 766/35-46

RESIDENTIAL SUMMARY

55x90 GROSS

Lot No.	S.F.	Lot No.	S.F.
1	7,560	41	8,000
2	6,362	42	8,000
3	6,102	43	8,000
4	7,413	44	8,000
5	6,258	45	8,000
6	6,356	46	8,000
7	6,096	47	8,000
8	6,356	48	8,000
9	5,297	49	8,000
10	6,111	50	8,000
11	6,460	51	8,000
12	6,356	52	8,000
13	6,356	53	8,000
14	6,356	54	8,000
15	6,356	55	8,000
16	6,356	56	8,000
17	6,356	57	8,000
18	6,356	58	8,000
19	6,356	59	8,000
20	6,356	60	8,000
21	6,356	61	8,000
22	6,356	62	8,000
23	6,356	63	8,000
24	6,356	64	8,000
25	6,356	65	8,000
26	6,356	66	8,000
27	6,356	67	8,000
28	6,356	68	8,000
29	6,356	69	8,000
30	6,356	70	8,000
31	6,356	71	8,000
32	6,356	72	8,000
33	6,356	73	8,000
34	6,356	74	8,000
35	6,356	75	8,000
36	6,356	76	8,000
37	6,356	77	8,000
38	6,356	78	8,000
39	6,356	79	8,000
40	6,356	80	8,000
41	6,356	81	8,000
42	6,356	82	8,000
43	6,356	83	8,000
44	6,356	84	8,000
45	6,356	85	8,000
46	6,356	86	8,000
47	6,356	87	8,000
48	6,356	88	8,000
49	6,356	89	8,000
50	6,356	90	8,000

TOTAL: 530,208 S.F.
12.2 AC.
AVERAGE: 6,466 S.F.

47x70 GROSS

Lot No.	S.F.	Lot No.	S.F.
81	4,120	121	3,384
82	4,120	122	3,384
83	4,120	123	3,384
84	4,120	124	3,384
85	4,120	125	3,384
86	4,120	126	3,384
87	4,120	127	3,384
88	4,120	128	3,384
89	4,120	129	3,384
90	4,120	130	3,384
91	4,120	131	3,384
92	4,120	132	3,384
93	4,120	133	3,384
94	4,120	134	3,384
95	4,120	135	3,384
96	4,120	136	3,384
97	4,120	137	3,384
98	4,120	138	3,384
99	4,120	139	3,384
100	4,120	140	3,384
101	4,120	141	3,384
102	4,120	142	3,384
103	4,120	143	3,384
104	4,120	144	3,384
105	4,120	145	3,384
106	4,120	146	3,384
107	4,120	147	3,384
108	4,120	148	3,384
109	4,120	149	3,384
110	4,120	150	3,384
111	4,120	151	3,384
112	4,120	152	3,384
113	4,120	153	3,384
114	4,120	154	3,384
115	4,120	155	3,384
116	4,120	156	3,384
117	4,120	157	3,384
118	4,120	158	3,384
119	4,120	159	3,384
120	4,120	160	3,384
121	4,120	161	3,384
122	4,120	162	3,384
123	4,120	163	3,384
124	4,120	164	3,384
125	4,120	165	3,384
126	4,120	166	3,384
127	4,120	167	3,384
128	4,120	168	3,384
129	4,120	169	3,384
130	4,120	170	3,384
131	4,120	171	3,384
132	4,120	172	3,384
133	4,120	173	3,384
134	4,120	174	3,384
135	4,120	175	3,384
136	4,120	176	3,384
137	4,120	177	3,384
138	4,120	178	3,384
139	4,120	179	3,384
140	4,120	180	3,384
141	4,120	181	3,384
142	4,120	182	3,384
143	4,120	183	3,384
144	4,120	184	3,384
145	4,120	185	3,384
146	4,120	186	3,384
147	4,120	187	3,384
148	4,120	188	3,384
149	4,120	189	3,384
150	4,120	190	3,384
151	4,120	191	3,384
152	4,120	192	3,384
153	4,120	193	3,384
154	4,120	194	3,384
155	4,120	195	3,384
156	4,120	196	3,384
157	4,120	197	3,384
158	4,120	198	3,384
159	4,120	199	3,384
160	4,120	200	3,384

TOTAL: 355,430 S.F.
8.2 AC.
AVERAGE: 4,443 S.F.

50x80 GROSS

Lot No.	S.F.	Lot No.	S.F.
161	4,120	201	3,384
162	4,120	202	3,384
163	4,120	203	3,384
164	4,120	204	3,384
165	4,120	205	3,384
166	4,120	206	3,384
167	4,120	207	3,384
168	4,120	208	3,384
169	4,120	209	3,384
170	4,120	210	3,384
171	4,120	211	3,384
172	4,120	212	3,384
173	4,120	213	3,384
174	4,120	214	3,384
175	4,120	215	3,384
176	4,120	216	3,384
177	4,120	217	3,384
178	4,120	218	3,384
179	4,120	219	3,384
180	4,120	220	3,384
181	4,120	221	3,384
182	4,120	222	3,384
183	4,120	223	3,384
184	4,120	224	3,384
185	4,120	225	3,384
186	4,120	226	3,384
187	4,120	227	3,384
188	4,120	228	3,384
189	4,120	229	3,384
190	4,120	230	3,384
191	4,120	231	3,384
192	4,120	232	3,384
193	4,120	233	3,384
194	4,120	234	3,384
195	4,120	235	3,384
196	4,120	236	3,384
197	4,120	237	3,384
198	4,120	238	3,384
199	4,120	239	3,384
200	4,120	240	3,384

TOTAL: 557,784 S.F.
12.8 AC.
AVERAGE: 4,808 S.F.

MULTI-FAMILY

Lot No.	S.F	Acres
265	25,636	0.59
266	39,783	0.91
267	160,708	3.69
268	25,056	0.58
269	63,507	1.46
270	121,844	2.80

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CITY OF LA HABRA

POLICE DEPARTMENT

July 20, 2015

Eric Turner
Assistant Project Manager
VCS Environmental
30900 Rancho Viejo Rd Suite 100
San Juan Capistrano, CA. 92675

Dear Mr. Turner,

We are responding to your request dated May 28, 2015 regarding the Westridge Residential Development Project. Our responses are in order of the questions asked in your correspondence:

1. La Habra Police Department
150 N. Euclid St.
La Habra, Ca. 90631
2. The city is divided into beats, there are no substations used.
3. The police department does not have a current plan to expand or the relocate the police facility. The department has outgrown its current facility and will need to expand or build a new police building in future years.
4. The location listed in #1 above
5. No specific ratio has been established. It is determined by the police chief and city manager based on the need of the city.
6. The current police officer to citizen ratio is 1.1.
7. The current average response time to Priority One calls is approximately 3 minutes and 40 seconds.

8. Four minutes 41 seconds
9. Residential burglary, auto burglary, and theft are the most common crimes in the project area.
10. The question is referred to our planning department.
11. The proposed 474 homes would add approximately 1,000 new residents to the city of La Habra. The police department would see an increased demand for police services. Calls for service in the city would likely increase proportional to the population increase. There are also a number of other large projects occurring in the City which will cumulatively impact services we provide.
12. The police department would need to hire more police officers to provide service to the community. The current police facility will need to be expanded or a new larger police building will need to be constructed.

Sincerely,



Jerry Price
Police Chief